

MINUTES OF A REGULAR MEETING OF THE
MOBILEHOME RENT REVIEW COMMISSION
OF THE CITY OF CHULA VISTA

July 17, 2014

6:00 P.M.

A Meeting of the **Mobilehome Rent Review Commission** of the City of Chula Vista was called to order at 6:02 p.m. in Council Chambers, located in Building A at 276 Fourth Avenue, Chula Vista, California.

ROLL CALL

PRESENT: Commissioners Johnson, Magness, Riesgo, Smith, Torres, and Chair Gonzalez

ABSENT: Commissioner Longanecker (E)

ALSO PRESENT: Stacey Kurz, Senior Project Coordinator
Michael Walker, Senior Planner

CONSENT CALENDAR

1. APPROVAL OF MINUTES FROM May 1, 2014

ACTION: Commissioner Johnson moved to approve staff's recommendations to approve the minutes. Commissioner Torres seconded the motion, and it carried, result of vote 4-0.

PUBLIC COMMENTS

None.

INFORMATIONAL ITEMS

2. ELECTION OF CHAIR AND VICE CHAIR FOR FISCAL YEAR 2014/2015

ACTION: Commissioner Johnson moved to nominate and approve Commissioner Gonzalez as Chair. Commissioner Riesgo seconded the motion, and it carried, result of vote 3-0-1, with Commissioner Gonzalez abstaining.

ACTION: Commissioner Johnson moved to nominate and approve Commissioner Riesgo as Vice Chair. Commissioner Torres seconded the motion, and it carried, result of vote 3-0-1, with Commissioner Riesgo abstaining.

3. URBAN CORE SPECIFIC PLAN UPDATES

Staff Walker provided a brief presentation regarding proposed updates to the Urban Core Specific Plan that will be taken for City Council consideration in early Fall. The updates would include rezoning of seven trailer parks that are already zoned for commercial or industrial uses and currently operate as non-conforming uses to the General Plan. The proposed actions would not result in the requirement to change use of the current property.

ACTION: None required.

OTHER BUSINESS

4. STAFF COMMENTS

Staff Kurz provided a brief presentation, on the following items:

- Update on the Mobilehome Administrative Fee Collection for FY14
- Annual Monitoring Report of Incoming Space Rental Rates

5. CHAIR'S COMMENTS

None.

6. COMMISSIONERS'/BOARD MEMBERS' COMMENTS



Commissioner Riesgo commented on the efforts to maintain balance of the ordinance and fee collection.

ADJOURNMENT

At 6:40 p.m., Commissioner Johnson motioned to adjourn the meeting, with a second from Commissioner Torres, to the regularly scheduled meeting on Thursday, October 16, 2014 in Council Chambers at 6:00 p.m.

Stacey Kurz, Senior Project Coordinator

Exhibits: 1. Urban Core Specific Plan Updates Presentation
2. Mobilehome Updates Presentation



Development Services
Department

INTRODUCTION

Public Information Meeting

Urban Core Specific Plan 5-Year Review and Update

July 17, 2014



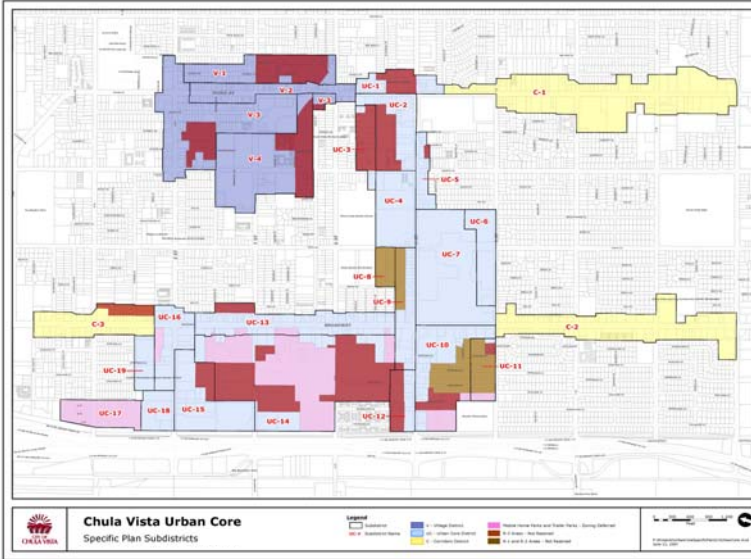
Development Services
Department

Background

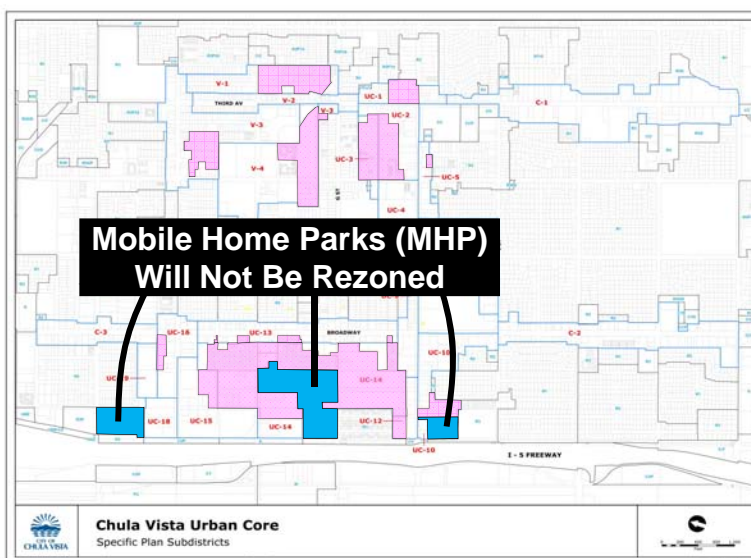
- UCSP adopted by City Council in April 2007
- 2012 was the fifth year of implementing the UCSP
- 2013 Five-year review
 - Limited development activity
 - Identified development issues
 - Rezone areas



*Development Services
Department*



*Development Services
Department*



Mobile Home Parks (MHP) Will Not Be Rezoned

Staff Reports



FY 14 Administrative Fee Update July 1, 2014 – June 30, 2015

June 1st billing for \$40

Due September 2nd

\$67,320 in revenue as of 7/14/14
(1,683 spaces p14aid in full)

“Temporary Decontrol” Monitoring

CITY OF CHULA VISTA Housing - MOBILSHORE 278 Fourth Avenue Chula Vista, CA 91910		DUE JULY 1, 2014 Mobilshoring Fee - \$40.00 Admin Fee - \$0.00 Total Amount Due - \$40.00
CURRENT RESIDENT: 42 VIA VENETO CHULA VISTA, CA 91910 Account No.: MHFD0100010		
Please print your name, the household address as above may be subject to rent control. 1. The rent is not the maximum. 2. The rent is not the maximum agreement for a term of 12 months or less, and 3. The rent is your principal residence.		
IMPORTANT NOTICE: In order to retain rent control, the dwelling and services under Chula Vista Municipal Code Chapter 9.16, Mobilshoring Park Space - Rent Control, you must pay the full administrative fee. Payment is due by July 1, 2014. Failure to pay may result in the loss of rent control and the full amount of the fee must be paid by September 2, 2014. If the payment is not received, you will lose any right to petition a rent increase above the annual percentage rate (APR) until July 1, 2015. This is the only billing you will receive. The maximum rent will be based on the APR until July 1, 2015.		
Please note: new residents in a unit must pay the administrative fee the first July 1st of occupancy.		
Payment methods: • By mail - check or money order payable to City of Chula Vista (address below) • In person - cash, check, money order, Visa or MasterCard at the City's Finance Department Monday through Thursday from 9 AM to 4 PM and Friday from 9 AM to 12 PM • Cash, check or money order payment along with payment receipt accepted any time of the day Drop box on the north east corner of the City Hall Building.		
PLEASE WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK OR MONEY ORDER AND INCLUDE PAYMENT LOCATION: 42 VIA VENETO, CHULA VISTA, CA 91910		
NOTICE: Este factura es para el pago administrativo que debe de pagar para ser sujeto bajo la Ordenanza del Control de Rentas de la Ciudad de Chula Vista Código Municipal de Chula Vista, Capítulo 9.16. Si no de pago de la renta administrativa resultará en la pérdida del control de renta. Si usted tiene alguna pregunta sobre esta factura o sobre la Ordenanza del Control de Rentas de la Ciudad de Chula Vista o quiere asistencia en español por favor llame al 619.385.0000. Dependiendo del consumo de agua usted deberá pagar el servicio de agua de California State 619.385.0000.		
PAYMENT COUPON Please make your check or money order payable to CITY OF CHULA VISTA and mail to: Account No.: MHFD0100010 City of Chula Vista Finance Dept. - Mobilshoring Fee P.O. Box 7549, MS F-102 Chula Vista, CA 91912-7549		
OFFERING OUT (Please read and sign the following statement) <input type="checkbox"/> I, the undersigned, do hereby acknowledge receipt of my rights under Chula Vista Municipal Code Chapter 9.16 (CVC 9.16) and choose to deny coverage or payment of the Administrative Fee and hereby waive the right to any such benefits provided by CVC 9.16 (other than to act as rent control) through June 30, 2015. Signature: _____ Date: _____		

